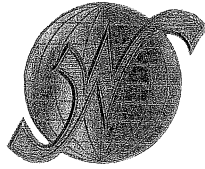


ATTACHMENT A

LETTER OF REQUEST FROM APPLICANT



WOODFIN SUITE HOTELS PLANNING DIVISION

December 11, 2003

The City Council
City of Sunnyvale
456 West Olive Avenue
Sunnyvale, CA 94088-3707

Dear Members of the City Council:

Hardage Hotels I, LLC, the owner of the Woodfin Suite Hotel situated at 635 E. El Camino Real in the City of Sunnyvale, respectfully requests that the council approve an amendment to the General Plan to accommodate the re-zoning of the property from the current C2 - Highway Business Zone to R3 - Medium Density Residential District.

The two-story, garden/campus-style, property was constructed in 1986 and consists of 88 units - 8 two-bedroom suites and 80 one-bedroom suites, each with direct external access and fully equipped kitchens. Hotels, particularly of this type, have over time evolved and changed radically in architectural and operational terms. Consequently, the Woodfin Suite hotel is now a functionally obsolete hotel and an ineffective competitor for the all-important transient hotel customer. Given its proximity to similar residential uses in the area and its residential setting and architecture, the hotel is, at this point in its lifecycle, ideally suited for conversion to residential.

The conversion and repositioning project will transform the dated 88-suite hotel to a contemporary 54-unit residential condominium. The existing Woodfin Suites rental hotel units will be converted from typical one bedroom - one level, suite type hotel units into a mix of one and two bedroom, single and two-story, "for sale" condominium units. Consistent with applicable ordinances, 12.5% of the converted residential units will be made available under the City of Sunnyvale's Affordable Housing Program.

The current hotel plan consists of 6 hotel buildings and a clubhouse (to remain as an amenity) at the common pool area. There are currently two 20-unit buildings, two 16-unit buildings and two 8-unit buildings for a total of 88 existing hotel units. Each of the 80 one-bedroom suites is approximately 576 s.f. and each of the two-bedroom units is approximately 864 s.f.



The conversion plan will create 32 two-story, two-bedroom, "Townhouse" style condominium residences, 8 single-story, two-bedroom condominiums and 16 single-story, one-bedroom condominiums. The new plan will combine lower and upper existing floor units to create the new two-story, townhouse, units of approximately 1152 s.f. At each of these newly combined units, we will provide an interior stairway to the upper floor, and remove the existing exterior stairways and decking. At some of the unit locations, we will keep the single level units to create the single-story one and two-bedroom condominiums, and replace the exterior stairways and railings to make the units more aesthetically pleasing. Please refer to the Unit Mix table on sheet A1.1 for unit type and location and sheet A5.1 and A5.2 for exterior elevations.

All of the buildings with the residential units will be modified on the exterior to make the buildings more architecturally pleasing. We will apply new entryway elements and build-outs to create a better sense of space and entry for the units. Some of the units will be provided with a private courtyard area to further enhance the front elevations of the buildings. All of the buildings will be refinished to add additional color and character to the buildings. See the unit floor plans, sheets A2.1 – A2.5 and exterior elevations, sheets A5.1 and A5.2.

At the parking areas, we will add covered carports, to comply with the City's covered-parking requirement for residential projects. Please refer to the site plan, sheet A1.1, and the elevations on sheet A5.2.

We await the city's action and response in due course.

Sincerely yours,

Hardage Hotels I, LLC


Samuel A. Hardage
Chairman & Chief Executive Officer